

BROOK ROAD, DOLLIS HILL, LONDON, NW2 7BL



EPC Rating: C

We are delighted to bring to the market this well presented extended centre terrace family house which is situated in the popular Brentwater Area just off Crest Road and this particular property is offered for sale chain free. Benefits include:-

- Four bedrooms
- Extended living area
- Ground floor shower room and WC
- First floor shower room/WC
- Ready to move into condition
- Off street parking
- Gross internal floor area (including loft room) of 1,261 sq ft (117 sq m) approximately
- Prepaid gas and electric meter
- The property is situated within a few yards of local bus services at Crest Road and Crest Academy and Braintcroft Schools.
- Brent Cross shopping complex is approximately 2 miles radius
- The nearest station is Brent Cross West (overground trains into London in approximately 15 minutes)

PRICE:Offers in the region of £600,000.....FREEHOLD

BROOK ROAD, NEASDEN, LONDON, NW2 7BL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Guest Cloakroom: Low level WC and wash hand basin.

Separate Shower Room: With shower cubicle.

Dining Room/Bedroom 5 (front): 11'6" x 11'2" (3.50m x 3.40m). Wood flooring. Double glazed window.

Lounge (rear): 13'5" x 11'6" (4.10m x 3.50m). Wood flooring. Feature real flame effect fire to chimney breast. Open plan with:-

Extension: 10'9" x 8'8" (3.27m x 2.65m). Wood flooring. Bi-folding doors leading to rear garden. Velux windows to roof.

Kitchen: 13'9" x 6'8" (4.20m x 2.03m). Velux window to roof. Double glazed window overlooking rear garden. Built-in cupboards with work surfaces above and tiled surrounds. Double bowl sink unit with mixer tap. Built-in hob with oven below. Plumbed for washing machine. Wall mounted gas boiler.

First Floor:

Bedroom 1 (rear): 13'6" x 11'6" (4.11m x 3.50m). Double glazed window.

Bedroom 2 (front): 11'2" x 10'6" (3.40m x 3.20m). Double glazed window.

Bedroom 3 (front): 7'8" x 7'2" (2.33m x 2.18m). Double glazed window.

Shower Room/WC: 7'10" x 6'2" (2.38m x 1.89m). Shower cubicle, wash hand basin and low level WC. Tiling to floor and walls. Double glazed window overlooking rear garden.

Second Floor (loft conversion):

Bedroom 4: 11'10" x 10'3" (3.61m x 3.13m). Under eaves storage space. Velux windows to roof space.

External features: Off street parking to front garden for one vehicle. Rear garden mainly paved. Storage shed to rear of garden.

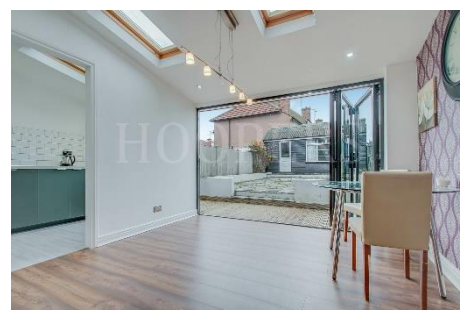
Council Tax: Band D.

PRICE: Offers in the region of £600,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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**BROOK ROAD
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1078.97 SQ. FT / 100.24 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM 1261.20 SQ. FT / 117.17 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".